

PB# 77-32

Birk's Realty, Inc.

4-2-15

Birke Realty 77-32

approved 8/10/77 JH
filed with
Town Clerk office
8/11/77 JH
10:30am.

GENERAL RECEIPT

3365

Town of New Windsor, N. Y.

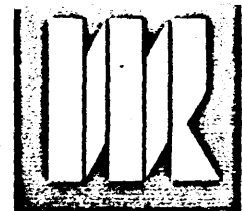
Received of Birk's Realty Inc. Aug 11, 1977
One hundred and 00/100 \$ 100.00
For Planning Board 77-32 Dollars

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00 Check		

BY Charlotte Marantonia

TITLE



**WITFIELD
& REMICK**
architects

35 wisner avenue
newburgh, new york
(914) 561-9100 12550

PROPOSAL TO DEAL WITH WATER PROBLEM IN GENERAL VICINITY OF
TEMPLE HILL ROAD AS IT PERTAINS TO THE BIRK'S REALTY SITE

February 10, 1978

Problem:

Water accumulates on the site South of the Birk's Realty Site (on the East side of Temple Hill Road) from developed property to the East and South. In times of extreme rain, the storm water sheet floods across the Birk's Realty property onto Automotive Brake Company and others. The Birk's Realty site does not cause the water, but is the victim of it because it lies along the path of natural flow.

The site South of Birk's Realty now acts essentially as a large percolation basin. The storm water problem will be much intensified if this property is developed and loses its percolation capacity.

Phase I - Present

- A. Dig a ditch (or swale) along the Northerly line of the Newburgh Dodge property to pick up all water "sheeting" across Newburgh Dodge property from lands to the South and Southeast. Excavated dirt to be on the North side of the ditch (or swale) only so water can enter from the Southerly direction. Size and shape of ditch or swale as determined by Owner, County of Orange DPW and Town of New Windsor Engineer. Approximate depth to top of berm shall be approximately 24". Pitch shall be to existing culvert.
- B. Flow of water through this swale to the culvert shall be monitored at peak periods to provide basic data to size future pipe or other alternative solutions.

donald a. witfield
conrad r. remick, a.i.a.

Phase II - At any time area East of presently approved project is developed by Newburgh Dodge or Others.

- A. If no permanent solution has yet been reached on the problem, install a pipe to carry water across front of Newburgh Dodge directly from pond to culvert. Pipe to be installed by Newburgh Dodge or others up to 36" diameter. (Cost of larger size shall receive financial assistance). Size shall be as determined from experience and data of maximum flow in Phase I swale.
- B. If needed at this time, construct a swale along Southerly line of Newburgh Dodge property to divert any water from adjacent properties to pond area.

General:

All ditches, swales, pipes, etc. shall be on 15' wide easements given to the Town of New Windsor for maintenance, improvement, etc. of same. Newburgh Dodge to construct and not interfere with flow but is not responsible for maintenance since water does not originate on this Site, but is in the path of flow of water from other Sites. No further water should be added to the problem without giving relief to the Birk's Realty Site.

Date July 18, 1977

Application No. 77-32

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name BIRK'S REALTY

Address 55 Route 17K, Newburgh, N. Y.

1. Owner of the property Birk's Realty
2. Location of the property Temple Hill Road, South of Automotive Brake
3. Zone area PI
4. Nature of business Automobile dealership
5. Lot size: Front 373' Rear 287' Depth 474' (avg.)
6. Building setbacks: Front yard 115' Rear yard 330' (avg.)
Side yard 130' each
7. Dimensions of new building 12' x 50' Sales Office
Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant



JOHN F. BIRKENSTOCK, Pres.

Presubmission _____

Final Approval 8/10/77 L.S.

Adopted 10/5/70

BIRK'S REALTY, INC.
55-59 ROUTE 17K
NEWBURGH, N. Y. 12550

225

PAY
TO THE
ORDER OF

Town of New Windsor

8/10

1977

50-174
213

\$ 50.00

DOLLARS



385 BROADWAY OFFICE
HIGHLAND
NATIONAL
BANK OF NEWBURGH
NEWBURGH, NEW YORK 12550

[Signature]

⑆0213⑆0174⑆⑈001 6204 3⑈01

BIRK'S REALTY, INC.
55-59 ROUTE 17K
NEWBURGH, N. Y. 12550

226

PAY
TO THE
ORDER OF

Town of New Windsor
One hundred

8/10

1977

50-174
213

\$ 100.00

DOLLARS



385 BROADWAY OFFICE
HIGHLAND
NATIONAL
BANK OF NEWBURGH
NEWBURGH, NEW YORK 12550

[Signature]

⑆0213⑆0174⑆⑈001 6204 3⑈01

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXX
Subdivision _____ as submitted by Witfield and Remick
for the building or subdivision of Newburgh Dodge
has been reviewed by me and is approved XXXX disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

Lymon H. Masten
SANITARY SUPERINTENDENT

August 10, 1977
DATE



SECTION 4, BLOCK 2, LOT 15

LEGEND

- L = EXISTING 24" X 4" &
 SEWER LATERAL
 O^{MH} = SEWER MANHOLE W/
 (231.6) LOWERED INVERT
 S = SEWER LINE (EXISTING)
 W = WATER LINES
 P = PROPERTY LINE
 P = POLE (EXISTING UTILITY)
 • = NEW LIGHTING POLE
 NEW ELECTRIC & TELEPHONE OVER HEAD
 99 = NEW CONTOURS
 (18.6) = EXISTING SPOT
 ELEVATIONS
 CLL = CONTRACT LIMIT
 LINE. AREA WITHIN
 CONTRACT LIMITS
 SHALL INCLUDE AREA
 FOR INSTALLATION OF
 WATER & SEWER
 SERVICES AS REQ'D.

- CONTRACTOR SHALL OBTAIN
ALL NECESSARY PERMITS FOR
CONNECTION OF NEW WATER
SERVICE TO THAT SERVICE INSTALLED
BY THE TOWN. COMPLY WITH ALL
STATE & LOCAL REGULATIONS.

Dated 15 MARCH 1977
REV. 18 MAR 77
Drawn By
Checked By

NEWBURGH DODGE
TEMPLE HILL ROAD, TOWN OF NEW WINDSOR
SITE PLAN - INITIAL DEVELOPMENT



**WITFIELD
& REMICK**
architects

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NEWBURGH, NEW YORK 10974
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